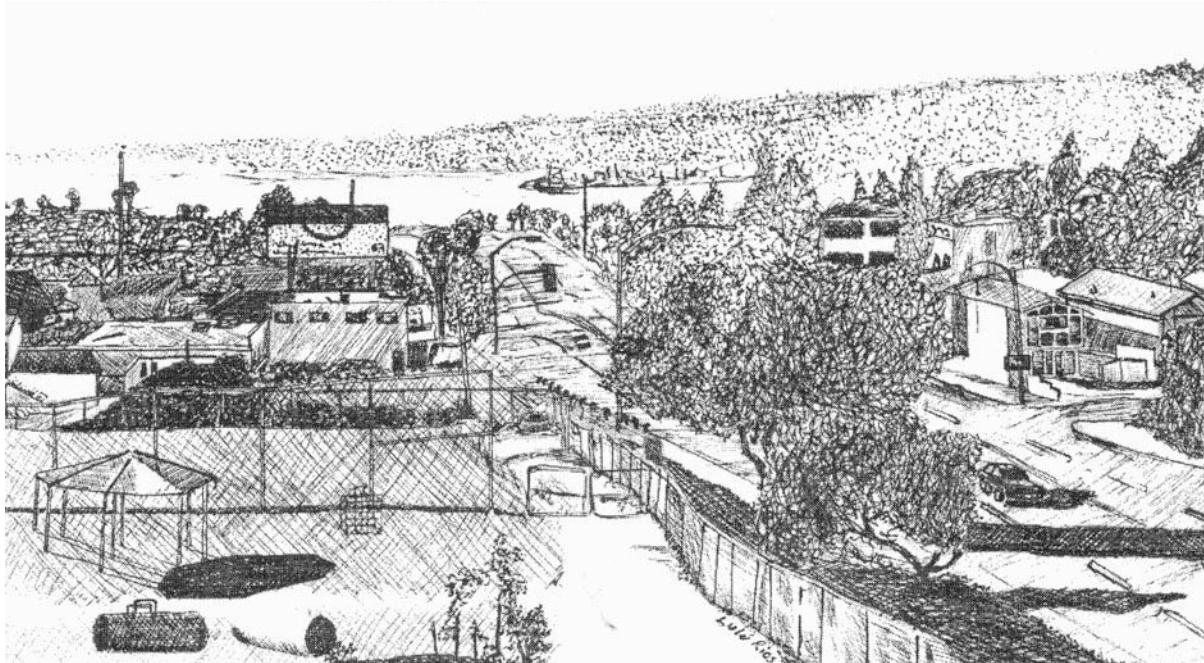


---

# Clairemont Mesa

---

## Community Plan



---

# Clairemont Mesa

---

## Community Plan

City of San Diego Planning Department  
202 C Street, MS 4A  
San Diego, CA 92101



Printed on recycled paper.

This information, or this document (or portions thereof), will be made available in alternative formats upon request.

# Clairemont Mesa Community Plan

The following information has been incorporated into this January 2006 posting of this Plan:

<b>Amendment</b>	<b>Date Approved by Planning Commission</b>	<b>Resolution Number</b>	<b>Date Adopted by City Council</b>	<b>Resolution Number</b>
Clairemont Mesa Community Plan Adopted	April 27, 1989	0256	September 26, 1989	R-274465
Approval of North Bay Revitalization Program, including formation of redevelopment project area, land use and zoning changes.			May 4, 1998	R-290045
Deletion of the extension of Mesa College Drive from the Clairemont Mesa Community Plan, the Linda Vista Community Plan, and the Progress Guide and General Plan.			January 19, 1999	R-291206
Supplemental Off-Site Parking - Morena Blvd/Chicago St.	November 10, 2005	3878	December 5, 2005	R-301116



## ***MAYOR***

Maureen O'Connor

## ***CITY COUNCIL***

Abbe Wolfsheimer  
Ron Roberts  
Gloria McColl  
Wes Pratt  
Ed Struiksma  
Bruce Henderson  
Judy McCarty  
Bob Filner

## ***CITY ATTORNEY***

John W. Witt

## ***CITY MANAGER***

John Lockwood

## ***PLANNING COMMISSION***

Karl ZoBell, Chairman  
Ralph Pesqueria, Vice Chairman  
Lynn Benn  
Scott Bernet  
Chris Calkins  
Yvonne Larsen  
Edward Reynolds

## ***PLANNING DEPARTMENT***

Robert P. Spaulding, Planning Director  
George Arimes, Assistant Planning Director  
Michael Stepner, City Architect  
Mary Lee Balko, Deputy Director  
Betsy McCullough, Principal Planner  
William Mackey, Senior Planner  
Eve Stresemann, Associate Planner and Project Manager  
Jim Atkins, Graphic Designer  
Michele Scoggins, Word Processing Operator



## **CLAIREMONT MESA PLANNING COMMITTEE**

P.O. Box 17204 • San Diego, California 92117

The following and past members of the Clairemont Mesa Planning Committee participated in the formulation and review of the Clairemont Mesa Community Plan.

### ***ACTIVE MEMBERS:***

Tim Graves, Chairman

Bruce Bergman

Janice Brown

Marguerite Ferrante

Susan Holko

George Horne

Si Kainen

Dorothy Kerrigan

Walter Kerrigan

Nora Lovejoy

Karin Marsolais

Jeanne Miscikowski

Hyacinth Montgomery

Merlin Osterhaus

Mike Pallamary

Bruce Thomas

Eiveen Weiman

Karen Whetstone

Ruth Witter

### ***FORMER MEMBERS:***

Eloise Battle

Charles Carter-House

Mary Chips

Normand Lussier

Lonel Pierce

Marlene Shaw

---

## A Special Acknowledgement

---

The City of San Diego Planning Department would like to take this opportunity to acknowledge the Clairemont High School students who participated in the preparation of select illustrations published in the Clairemont Mesa Community Plan, 1990. Their contributions of talent, time and effort are greatly appreciated.

---

**Mike Chavarria**

**Bao Dang**

**Jesus Harrison Manrique**

**Ruben Munoz**

**Jose Lino Ramos**

**Lourdes Rios**  
(Front Cover Art)

**Ian Taylor**

**Lara Treadway**

**Seth Zuloaga**

---

## *Table of Contents*

### **INTRODUCTION**

Community Profile.....	1
Scope and Purpose of the Plan.....	3
Community Issues.....	5
Development Alternatives .....	7

### **COMMUNITY GOALS AND OBJECTIVES .....** 11

### **PLAN ELEMENTS**

Urban Design .....	17
Residential .....	21
Commercial .....	37
Industrial.....	53
Transportation.....	61
Open Space and Environmental Resources.....	95
Population-Based Parks and Recreation .....	111
Community Facilities .....	115

### **IMPLEMENTATION PROGRAM .....** 131

### **GENERAL PLAN CONFORMANCE.....** 143

### **COMMUNITY PLAN MAP .....** 149

## *List of Tables*

Table 1. Clairemont Mesa Housing Units 1950 – 1980.....	23
Table 2. Land Use in Residential Zones (in acres).....	25
Table 3. Clairemont Mesa Population 1950 – 1980 .....	25
Table 4. Recommended Residential Densities .....	31
Table 5. Land Use in Commercial Zones (in acres) .....	37
Table 6. Land Use in Industrial Zones (in acres) .....	53
Table 7. Community Parks in Clairemont Mesa .....	112
Table 8. Neighborhood Parks in Clairemont Mesa .....	112
Table 9. School Facilities.....	119
Table 10. Uses of Closed School Facilities.....	120
Table 11. Implementation Program .....	135

## *List of Figures*

Figure 1.	Location Map .....	x
Figure 2.	View Orientation .....	2
Figure 3.	Opportunities Map.....	16
Figure 4.	Existing Residential Development .....	20
Figure 5.	Height Limitation Zones.....	22
Figure 6.	Location of Mobile Home Parks .....	24
Figure 7.	Existing Residential Zoning.....	26
Figure 8.	Residential Density Recommendations .....	28
Figure 9.	Hillside Review Overlay Zone (HR) .....	30
Figure 10.	Hillside Development .....	32
Figure 11.	Existing Commercial Zoning .....	36
Figure 12.	Commercial Land Use Recommendations.....	38
Figure 13.	Existing Land Uses in the Community Core .....	40
Figure 14.	Community Core Recommendations.....	42
Figure 15.	Design Features in the Core Area.....	44
Figure 16.	Existing Industrial Zoning Rose Creek/Canyon .....	52
Figure 17.	Industrial Land Use Recommendations Rose Creek/Canyon.....	54
Figure 18.	Existing Industrial Zoning Tecolote Gateway .....	56
Figure 19.	Industrial Land Use Recommendations Tecolote Gateway.....	58
Figure 20.	1985 Street Classifications.....	62
Figure 21.	1985 Average Weekday Traffic .....	64
Figure 22.	2005 Street Classifications and Recommendations.....	66
Figure 23.	2005 Average Weekday Traffic .....	68
Figure 24.	Public Transit .....	70
Figure 25.	Noise Sources.....	74
Figure 26.	Recommended Bikeway System.....	78
Figure 27.	Bicycle Facilities Classification .....	80
Figure 28.	Recommended Points of Entry/Streetscapes.....	82
Figure 29.	Entryway Site Design (Typical) .....	84
Figure 30.	Conceptual Entryway Design.....	86
Figure 31.	Streetscape Sections .....	88
Figure 32.	Recommended Open Space .....	96
Figure 33.	Adopted Trails System .....	98
Figure 34.	Environmental Constraints.....	102
Figure 35.	Recommended Park Facilities.....	110
Figure 36.	Educational Facilities .....	116
Figure 37.	Mesa College Master Plan .....	118
Figure 38.	Recommended Rezonings.....	134
Figure 39.	Amendments to the General Plan.....	144
Figure 40.	Community Plan Map.....	149